

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 28, 2016**

BOARD MEMBERS PRESENT:

**HOWARD KATZ-President
MARTY RABINOVITZ-Treasurer
NORY KOMINSKY-Secretary
SUSIE CHESSLER-
JIM JOYCE-Property Manager**

Not Present JERRY WITKOWSKY

**Meeting called to order at 7:00PM by Howard Katz
Introduction by each board member in attendance,**

- 1. Approval of minutes of January 25, 2016 were approved by Susie and seconded by Nory.**
- 2. Reports:**
 - President report given by Howard Katz**
 - Treasurer report given by Marty Rubinovitz**
- 3. Management Report given by Jim Joyce.**
 - a. Window Replacement will begin in mid to late April. This will be completed by July 1, 2016.**
 - b. Elevator Carpet will be changed out when the hallway carpets are cleans in the spring.**
 - c. Proposal for exterior window washing from Progressive Window Cleaning for \$3,450.00 to do all exterior windows of condos. Interior windows to be done at owner expense for an additional fee and residents will get all the information.**
 - d. Directional Signs have be installed in each hallway and the initial response has been very favorable.**
 - e. Sample sidewalk lighting in place place to light up he dark sidewalks between 411 and 421. Request all residents to look at this. There are about four or five**

locations where lighting could be enhanced and this is one option for doing that.

- f. Landscaping Upgrades to be done along the sidewalks at entrance of building. Depending on location the entrances will be getting either pachysandra, cushion spurge or perennial ageratum to go along the Hosta which are already there.
- g. Faulty sprinkler head replacement in condos. There are 116 residents who have faulty ones. They will receive notices 30 days prior to advise them of replacement date and what to do prior to replacement. If they do not comply to this there will be a fine determined by board. Once this is completed there may be need for drywall repair and painting. We are in process of obtaining bids on this work. The proposal from United States Alliance Fire protection calls for a not to exceed the amount of \$26,000.00
There are 3 Proposals that were to be approved by the board

1. The Board to approve the contract with United States Alliance Protection Inc. dated March 10, 2016 in the amount of not to exceed \$26,555.00
Made by Susie and seconded by Nory

2. The board to approve the contract with Progressive Window Cleaning Inc. For the spring 2016 window washing of the exterior of the windows on the condominiums at a cost not to exceed \$3,450.00.
Motion made by Nory and approved by Susie.

3. The board to approve Smithereen Pest Management Proposal for exterior praying in the amount of \$3,400.00.
Motion made by Nory and approved by Susie.

4. Old Business

None

5. New Business

None

Nory made a motion to adjourn meeting at 7:30PM approved by Howard

Respectively Submitted

Nory Kominsky, Secy.